TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 400.1 to permit an accessory
structure (garage) to be located in the side and front yard in lieu of the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

For other reasons to be determined at the time of the hearing.

For practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Address

Address

Petitioner's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of January, 19780, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 10th day of April 19100 at 91300 of Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE

1 'S of Bellona Ave., 245'

: BEFORE THE ZONING COMMISSIONER

1'S of Bellona Ave., 245' E of Clark Ave., 8th District

OF BALTIMORE COUNTY

GLADYS A. OWEN, Petitioner : Case No. 80-204-A

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the pussage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494–2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the aforegoing Order was mailed to Ms. Gladys A. Owen, 1404 Bellona Avenue, Lutherville, Maryland 21093, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1980

AII WIG

14 1-23-20

Y SK

may 2 / 6 0

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMLERS

Department of

Bureau of Fire Prevention

Industrial

Development

Traffic Engineering

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

State Roads Commission

Bureau of

000

Nicholas B. Commodari

Ms. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

RE: Item No. 148
Petitioner - Owen
Variance Petition

Dear Ms. Owen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a garage in the side and front yard in lieu of the required rear yard, this Variance petition is required. A review of the submitted petition forms indicates that no reason was given for your Variance request. I suggest that at the time of the scheduled hearing, your reasons for your request be fully explained.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the two walls adjacent to the interior lot line. If you have any questions concerning this matter, please feel free to contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Micholas B. COMMODARI, Chairman Zoning Plans Advisory Committee

Very truly yours,

NBC/sf Enclosures BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

Mr. William E.Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #148 (1979-1980)
Property Owner: Gladys A. Owen
N/S Bellona Ave. 245' E. Clark Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit an accessory
structure (garage) to be located outside the rear yard.
Acres: 0.198 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

March 3, 1980

Bellona Avenue, an existing public road, is proposed to be improved in the future, as a 40-foot closed section roadway on the 60-foot right-of-way in this vicinity, (Drawing #73-0458, Job Order 5-191-1). Any additional highway right-of-way widening, as may be necessary, including revertible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

The construction or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

en en general de la company de la company

March 3, 1980

Item #148 (1979-1980)

Page 2

Property Owner: Gladys A. Owen

Storm Drains: (Cont'd)

There is a 5-foot wide drainage and utility casement contiguous to the north-westerly outline of this property, being Lot 1 of "Plat Three, Section One, Orchard Hills", recorded W.J.R. 26, Folio 19. The Petitioner is cautioned that no encloachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Bellona Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: J. Somers

END: EAM: FWR: SS

S-SE Key Sheet 44 NW 3 Pos. Sheet

NW 11 A Topo

60 Tax Map

Ms. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th Ianuary 19⁸⁰.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

H. W. W.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

IOHN D. SEYFFERT DIRECTOR March 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #148, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Gladys A. Owen
Location: N/S Bellona Avenue 245' E. Clark Ave.
Existing Zoning: D.R.5.5

Existing Zoning: D.R.5.5

Proposed Zoning: Variance to permt an accessory structure (garage) to be located outside the rear yard

Acres: 0.198

District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

John L. Wimbley

John L. Wimbley

Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the titioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2. day of Africa. 1980, that the herein Petition for the Variance(s) to-Apermit an accessory structure (garage) to be located in the side and front yards In liet of the required rear yard should be and the same is GRANTED, from and after he date of this Order, subject to the approval of a site plan by the Department Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

The strain of the second of the second secon

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, "his _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Dear Mr. Hammond:

RECEIVED FOR 1

DATE

Comments on Item # 148. Zoning Advisory Committee meeting of January 29, 1980, are as follows:

> Property Owner: Locations Existing Zoning:

Gladya A. Owen
N/S Bollona Avenue 245' E. Clark Avenue D.R. 5.5

Proposed Zoning:

Variance to permit an accessory structure (garage) to be located outside the rear yard.

0.198 Acresi District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours.

fan J. Forrest, Lirector BUREAU OF ENVIRONDENTAL SERVICE

IJF/m

IJE/mv

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

March 3, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 148 and 150 of the Zoning Advisory Committee Meeting of January 29, 1980.

> Very truly yours, Michael S. Flanigan Engineer Associate II

March 24, 1980

Fir. William F. Hemmond, Zoning Countsmioner Office of Planning and Zoning County Office Building Towson, Naryland 21204

Desr Mr. Hammond:

Comments on Item # "48, Toning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Iccation: Existing Zoning: Proposed Zoning:

Gladya A. Owen m/S Bellona Avenue 245° E. Clark Avenue D.R. 5.5 Variance to permit an accessory structure (garage) to be located outside

Acres: Discrict:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hezerds.

0.198

the rear yard.

Very truly yours,

Ion J. Forrest, Director EUABAU OF HAVIOR STALL SERVICE

IJF/mw

March 24, 1980

February 27, 1980

Zoning Agenda: 1-29-30

feet along an approved road in

Fire Prevention Bureau

Tr. William A. Manmord, Toning Cormissioner Office of Flanning and Toning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

BALTIMORE COLINTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

Offic: of Planning and Zoning

Towson, Maryland 21204

Baltimore County Office Building

Attention: Nic': Commodari, Chairman

Re: Property Owner: Gladys A. Owen

Zoning Plans Advisory Committee

Department of Public Works.

() 3. The vehicle dead end condition shown at

Edition prior to occupancy.

REVIEWER Cant Joseph Approved:

Planning Group

Special Inspection Division

() 6. Site plans are approved as drawn.

M/S Bellona Ave. 245' E Clark Ave.

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "x" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____ feet along an approved road accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operations.

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976

PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner

Location:

Item No:

Gentlemen:

Comments on Item # 108, Toning Advisory Cormittee meeting of January 29, 1980, are as follows:

Property Owner: Location: Existing Foring:

Gladys A. Owen N/3 Sellong Avenue 245' E. Clark Avenue D.R. 5.5

Acres: District:

Metropolitan water and sever exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Inn J. Forrest, Lirector EUREAU OF ENVIRONMENTAL SERVICE

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Location: Existing Zoning: Proposed Zoning:

Gladys A. Owen I/S Bellona Avenue 245' E. Clark Avenue D.R. 5.5 Variance to permit an accessory structure (garage) to be located outside

Acres: District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

0.198

the rear yard.

Very truly yours,

Ian J. Forrest, Divector BUREAU OF ENVIRONMENTAL SERVICE

IJF/mw

March 24, 1980

Ir. William F. Hemmond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Karyland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

0.198

Property Owner: Location Existing Toning: Proposed Zoning:

Gladys A. Owen N/S Bellone Avenue 245' E. Clark Avenue D.R. 5.5 Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

IJF/mw

Ian J. Forrest, Tirector EUREAU OF ENVIRONMENTAL EFRVICE

or and the second

til styre sureme

Proposed Zoning:

Variance to permit an accessory structure (garage) to be located outside the rear yard. 0.198

March 24, 1380

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Toning Advisory Committee meeting of January 29, 1950, are as follows:

> Property Owner: Location

Gladys A. Owen K/S Bellona Avenue 245' E. Clark Lvenue D.R. 5.5

0.198

Existing Zoning:

Proposed Zoning: Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

IJF/mw

len J. Forrest, Directore BUREAU OF ENVIRONMENTAL SERVICE

BALTIMORE COUNTY OFFICE OF PLANKING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 28, 1980

Ms. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

> RE: Petition for Variance N/S of Bellona Avenue, 245' E of Clark Avenue - 8th Election District Gladys A. Owen - Petitioner NO. 80-204-A (Item No. 148)

Dear Ms. Owen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

baitimore county department of permits and licenses TOWSON MARYLAND 21204 (301) 494-3610 Ted Zaleski, Jr.

February 4, 1980

.r. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. .ammond:

DIRECTOR

Comments on Item # 1' Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Gladys A. Cwen N/S Bellona Ave. 245' E Clark Ave. Location: Existing ZoningD.R. 5.5 Proposed ZoningVariance to permit an accessory structure (garage) to be

District: $8\,\mathrm{th}$

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition , State of Maryland Code for the Handicapped and aged and other applicable codes.

located outside the rear yard.

X B. A building permit shall be required before construction can begin.

___Permits shall be required.

D. Building shall be upgraded to new une - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

X J. Comment: Set building 6'-0 from property line or the two walls adjacent to the interior lot line shall be one hour fireresistive construction. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

> Charles E. Burnham, Chief Plans Review

CEB: rrj

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for an accessory structure

LOCATION: North side of Pellona Avenue, 245 feet East of Clark Avenue

DATE & TIME: Thursday, April 10, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, wil hold a public hearing:

> Petition for Variance to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Buildings in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Being the property of Gladys A. Owen, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 10, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 24, 1980

Mr. Williaa E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

KE: Item No: 144, 148, 149, 150 Property Owner: Location: Pr sent Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours! Charlick heliand Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

March 12, 1980

Office of Planning and Zoning Petition No. 30-204-A Item 143

Petition for Variance for an accessory structure

North side of Bellona Avenue, 245 feet East of Clark Avenue Petitioner- Gladys A. Owen

Eighth District

HEARING: Thursday, April 10, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

Ma. Gladys A. Owen Lutherville, Muryland 21093

NOTICE OF HEARING

DESCRIPTION OF VARIANCE

of Clark Lane. Known as Lot #1 as shown on Plat 3 Section 1

"Orchard Hills" Recorded in the land records of Baltimore

County in Plat Book 26, Foilo 19.

Also known as 1404 Bellona Avenue.

Located on the North side of Bellona Avenue, 245' feet East

RE: Petition for Variance - N/S Belloma Ave., 245' E of Clark Avenue Case No. 80-204-A

TDE:	2:30 A.M.
DATE:	Thursday, April 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY

358 LG 500

	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204
V 200 1 30	404-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

March 26, 1980

Mrs. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

RE: Petition for Variance N/S Bellona tve., 245' E of Clark Avenue Case No. 80-204-A

Dear Sir:

This is to advise you that ______ is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

WILLIAM E. HAMMOND Zoning Commissioner

Wen: sj

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District Sthe Petitions For VA	Date of Posting NIARCH 2,4,199
Posted for.	. /
Petitioner: GLADYS A. CWE. Location of property: N/S Belleni	N Ave, 245' E CLARK AVENUE
Location of Signs: FRONT 14-04	BellenA Ave.
Remarks:	
Posted by Floring 5. Manual Signature	Date of return: MAKCH 28, 1980
<i>[-</i>	Sign
and the second of the second o	and the second of the second o

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

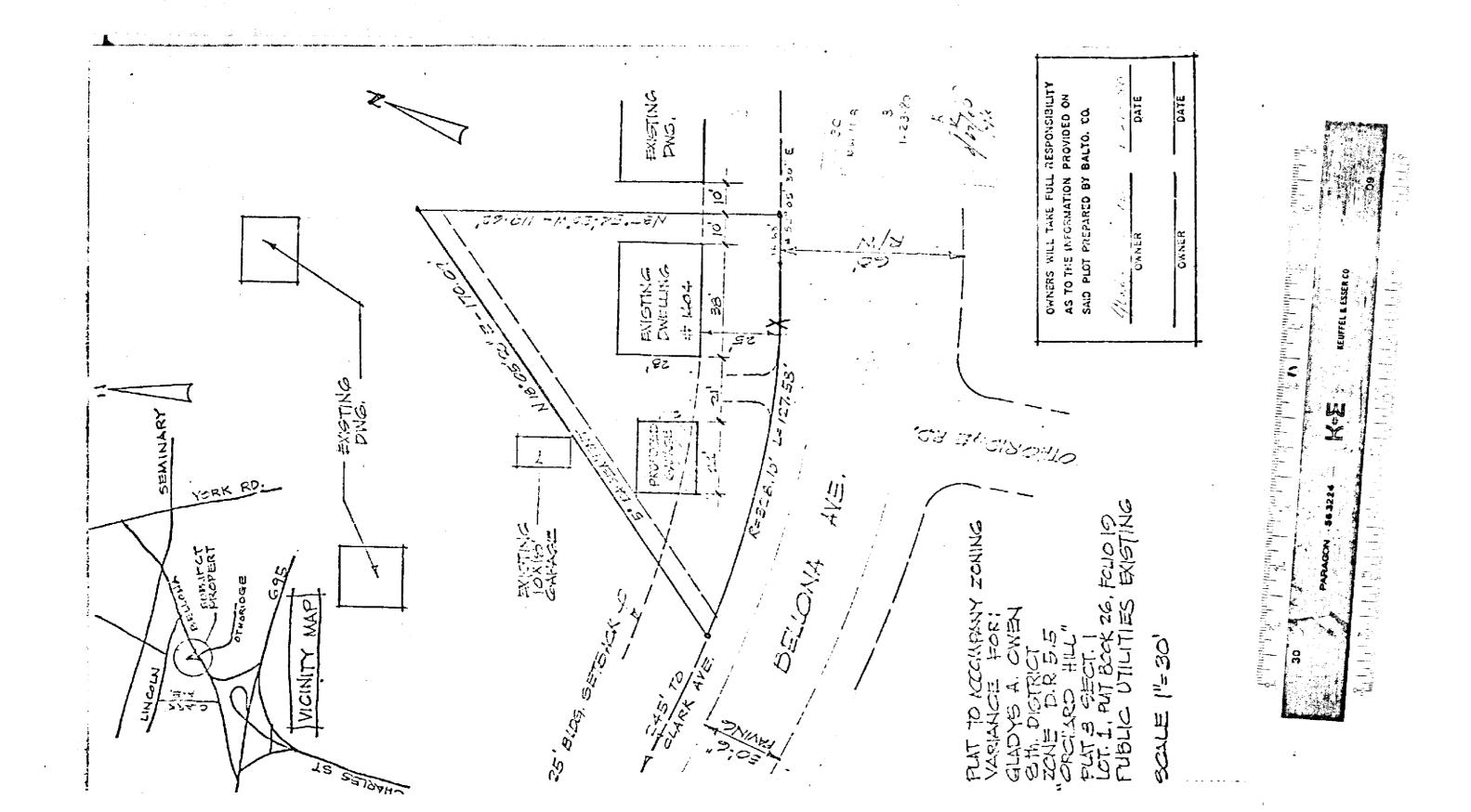
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

	•
our Petition has been received this _	16/1 day of, 19 .*
Filing Fee \$25.00	Received: Check
	Cash
1	Other
	Thillian (SI)
•	William E. Hammond, Zoning Commissioner
Petitioner Olds 12 1940	Submitted by Carl Scharing
Petitioner's Attorney	Reviewed by Dilla the

*This is not to be interpreted as acceptance of the Petition for assignment of a

Iten 148

hearing date.



80-204-A

PETITION FOR YARIANCE

Sta District

Zoning: Petition for Variance for an accessory structura

Location: North side

Bellona avenue, 245 feet east of Clark avenue.

Date & Time: Thursday, April
10, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson, Maryland.

The Zoning Commissioner of Beltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard.

required rear yard.

The Zoning Regulation to be excepted as follows:
Section 400.1 - accessory buildings in residence zones.

All that parcel of land in the Eighth District of Baltimore County.

Located on the north side of Bellona avenue, 245 feet East of Clark iene. Known as Lot 1 as shown on Plat 3 Section 1 "Orchard Hills" recorded in the Land R. ords of Baltimore County in "lat Book 26, folio 19. Also known as .404 Bellona

Also known as 404 Bellona
avenue.

Being the property of Gladys
A. Owen, as shown on plat plan
filed with the Zuning
Department.
Hesring Date:
THURSDAY, APRIL 10, 1980
AT 9:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

Qe Essex Times

Essex, Md.	,		Mil	ch	20	19	1
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printed and		•		-	-		n

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE	
BIR DISTRICT	
ZONING: Petition for Variance for	
an accessory structure	
LOCATION: North side of Bellona	TOWSON, MD.,March_20, 19_50
Avenue, 245 feet East of Clark Ave-	TOWSON, MD.,Ren_XCITILL, 19.80
pue	
DATE & TIME: Thursday, April 10,	THIS IS TO CERTIFY, that the annexed advertisement was
1990 at 9:30 A.M. PUBLIC HEARING: Room 106.	THE S. TO OBJETT 1, that the annexed advertisement was
County Office Rulling, 111 W.	
Chesapeake Avenue, Towson,	published in THE JEFFERSONIAN, a weekly newspaper printed
Maryland.	passance in the shift based weekly newspaper printed
The Zoning Commissioner of Bal- timore County, by authority of the	and published in Towson, Baltimore County, Md., ones in ceach
Zoning Act and Regulations of	
Battimore County, will hold a public	
hearing:	one time xsibwestvoxxxxx before the 10th
Patition for Variance to permit an i	
ercesory structure (garage) 10 DB;	
located in the side and front yard in	day of April , 1980, the first publication
i Han of the required rear yard.	The state of the s
The Zoning Regulation to be ex-	▲ m = 1
cepted us follows:	appearing on the 20th day of March
Section 400.1—Accessory Buildings in Residence Zones	all and the second seco
All that parcel of land in the	90
Probable District of Baltimore County	19_80_,
Invested on the North side of Mel-	
lana Avenue 245' feet East of Clark	
Tana Kungun as Lot #1 as shown.	THE IFFERSONIAN
on Plat 9 Section 1 "Orchard Bills"	CO D THE SELFLESONIAN,
Recorded in the land records of Bal-	
timore County in Plat Book 25, 1000	L'Esak Sirinte
19. Also known as 1404 Bellona Ave-	Manager.
nue.	Manager,
Being the property of Gladys A.	- 1°
Owen as shown on plat plan filed	Control of A inventionment of 1/1
with the Zuning Denartment	Cost of Advertisement, \$
Hearing Date: Thursday, April 10,	
1980 at 9:30 A.M.	
Public Hearing: Room 103, County	
Office Building, 111 W. Chesapeake	
Avenue, Towson, Maryland, By Order Of	
WILLIAM E. HAMMOND,	
Zoning Commissioner	
of Baitimore County	
Mar. 20.	

301 SEAN 3	3.1 3 116	VALIDATION OR SIGNATU	
			25.00m
FOR: Advertising and Posting for Case N	(o. 80-20)-A		
RECEIVED Gladys A. Owen		FOR: Filing Fee for Case No. 80)-20l ₁ -A
AMOUNT	13	FROM: Gladys A. Owen	
DATE April 2, 1980 ACCOUNT 01-662)	AMOUNT_	\$25.00
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 86378	BALTIMORE COUNTY, MARYLAND OFFICE OF FIN TE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE March 10, 1980 ACCOUNT	No. 86330

Mar. 20.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 400.1 to permit an accessory
structure (garage) to be located in the side and front yard in lieu of the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

For other reasons to be determined at the time of the hearing.

For practical difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Address

Address

Petitioner's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of January, 19780, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 10th day of April 19100 at 91300 of Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE

1 'S of Bellona Ave., 245'

: BEFORE THE ZONING COMMISSIONER

1'S of Bellona Ave., 245' E of Clark Ave., 8th District

OF BALTIMORE COUNTY

GLADYS A. OWEN, Petitioner : Case No. 80-204-A

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the pussage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494–2188

I HEREBY CERTIFY that on this 19th day of March, 1980, a copy of the aforegoing Order was mailed to Ms. Gladys A. Owen, 1404 Bellona Avenue, Lutherville, Maryland 21093, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1980

AII WIG

14 1-23-20

Y SK

may 2 / 6 0

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMLERS

Department of

Bureau of Fire Prevention

Industrial

Development

Traffic Engineering

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

State Roads Commission

Bureau of

000

Nicholas B. Commodari

Ms. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

RE: Item No. 148
Petitioner - Owen
Variance Petition

Dear Ms. Owen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a garage in the side and front yard in lieu of the required rear yard, this Variance petition is required. A review of the submitted petition forms indicates that no reason was given for your Variance request. I suggest that at the time of the scheduled hearing, your reasons for your request be fully explained.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the type of construction of the two walls adjacent to the interior lot line. If you have any questions concerning this matter, please feel free to contact Mr. Ted Burnham at 494-3987.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Micholas B. COMMODARI, Chairman Zoning Plans Advisory Committee

Very truly yours,

NBC/sf Enclosures BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

Mr. William E.Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #148 (1979-1980)
Property Owner: Gladys A. Owen
N/S Bellona Ave. 245' E. Clark Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit an accessory
structure (garage) to be located outside the rear yard.
Acres: 0.198 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

March 3, 1980

Bellona Avenue, an existing public road, is proposed to be improved in the future, as a 40-foot closed section roadway on the 60-foot right-of-way in this vicinity, (Drawing #73-0458, Job Order 5-191-1). Any additional highway right-of-way widening, as may be necessary, including revertible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Highway Design Section.

The construction or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

en en general de la companya de la c La companya de la co

March 3, 1980

Item #148 (1979-1980)

Page 2

Property Owner: Gladys A. Owen

Storm Drains: (Cont'd)

There is a 5-foot wide drainage and utility casement contiguous to the north-westerly outline of this property, being Lot 1 of "Plat Three, Section One, Orchard Hills", recorded W.J.R. 26, Folio 19. The Petitioner is cautioned that no encloachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in Bellona Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: J. Somers

END: EAM: FWR: SS

S-SE Key Sheet 44 NW 3 Pos. Sheet

NW 11 A Topo

60 Tax Map

Ms. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 29th Ianuary 19⁸⁰.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

H. W. W.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

IOHN D. SEYFFERT DIRECTOR March 11, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #148, Zoning Advisory Committee Meeting, January 29, 1980, are as follows:

Property Owner: Gladys A. Owen
Location: N/S Bellona Avenue 245' E. Clark Ave.
Existing Zoning: D.R.5.5

Existing Zoning: D.R.5.5

Proposed Zoning: Variance to permt an accessory structure (garage) to be located outside the rear yard

Acres: 0.198

District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

John L. Wimbley

John L. Wimbley

Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the titioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2. day of Africa. 1980, that the herein Petition for the Variance(s) to-Apermit an accessory structure (garage) to be located in the side and front yards In liet of the required rear yard should be and the same is GRANTED, from and after he date of this Order, subject to the approval of a site plan by the Department Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

The strain of the second of the second secon

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, "his _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Dear Mr. Hammond:

RECEIVED FOR 1

DATE

Comments on Item # 148. Zoning Advisory Committee meeting of January 29, 1980, are as follows:

> Property Owner: Locations Existing Zoning:

Gladya A. Owen
N/S Bollona Avenue 245' E. Clark Avenue D.R. 5.5

Proposed Zoning:

Variance to permit an accessory structure (garage) to be located outside the rear yard.

0.198 Acresi District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours.

fan J. Forrest, Lirector BUREAU OF ENVIRONDENTAL SERVICE

IJF/m

IJE/mv

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

March 3, 1980

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 148 and 150 of the Zoning Advisory Committee Meeting of January 29, 1980.

> Very truly yours, Michael S. Flanigan Engineer Associate II

March 24, 1980

Fir. William F. Hemmond, Zoning Countsmioner Office of Planning and Zoning County Office Building Towson, Naryland 21204

Desr Mr. Hammond:

Comments on Item # "48, Toning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Iccation: Existing Zoning: Proposed Zoning:

Gladya A. Owen m/S Bellona Avenue 245° E. Clark Avenue D.R. 5.5 Variance to permit an accessory structure (garage) to be located outside

Acres: Discrict:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hezerds.

0.198

the rear yard.

Very truly yours,

Ion J. Forrest, Director EUABAU OF HAVIOR STALL SERVICE

IJF/mw

March 24, 1980

February 27, 1980

Zoning Agenda: 1-29-30

feet along an approved road in

Fire Prevention Bureau

Tr. William A. Manmord, Toning Cormissioner Office of Flanning and Toning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

BALTIMORE COLINTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

Offic: of Planning and Zoning

Towson, Maryland 21204

Baltimore County Office Building

Attention: Nic': Commodari, Chairman

Re: Property Owner: Gladys A. Owen

Zoning Plans Advisory Committee

Department of Public Works.

() 3. The vehicle dead end condition shown at

Edition prior to occupancy.

REVIEWER Cant Joseph Approved:

Planning Group

Special Inspection Division

() 6. Site plans are approved as drawn.

M/S Bellona Ave. 245' E Clark Ave.

Pursuant to your request, the referenced property has been surveyed by this

Bureau and the comments below marked with an "x" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____ feet along an approved road accordance with Baltimore County Standards as published by the

Fire Prevention Code prior to occupancy or beginning of operations.

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976

PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner

Location:

Item No:

Gentlemen:

Comments on Item # 108, Toning Advisory Cormittee meeting of January 29, 1980, are as follows:

Property Owner: Location: Existing Foring:

Gladys A. Owen N/3 Sellong Avenue 245' E. Clark Avenue D.R. 5.5

Acres: District:

Metropolitan water and sever exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

Inn J. Forrest, Lirector EUREAU OF ENVIRONMENTAL SERVICE

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

March 24, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: Location: Existing Zoning: Proposed Zoning:

Gladys A. Owen I/S Bellona Avenue 245' E. Clark Avenue D.R. 5.5 Variance to permit an accessory structure (garage) to be located outside

Acres: District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

0.198

the rear yard.

Very truly yours,

Ian J. Forrest, Divector BUREAU OF ENVIRONMENTAL SERVICE

IJF/mw

March 24, 1980

Ir. William F. Hemmond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Karyland 21204

Dear Mr. Hammond:

Comments on Item # 148, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

0.198

Property Owner: Location Existing Toning: Proposed Zoning:

Gladys A. Owen N/S Bellone Avenue 245' E. Clark Avenue D.R. 5.5 Variance to permit an accessory structure (garage) to be located outside the rear yard.

Acres: District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

Very truly yours,

IJF/mw

Ian J. Forrest, Tirector EUREAU OF ENVIRONMENTAL EFRVICE

or and the second

til styre sureme

Proposed Zoning:

Variance to permit an accessory structure (garage) to be located outside the rear yard. 0.198

March 24, 1380

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 148, Toning Advisory Committee meeting of January 29, 1950, are as follows:

> Property Owner: Location

Gladys A. Owen K/S Bellona Avenue 245' E. Clark Lvenue D.R. 5.5 Variance to permit an accessory

the rear yard.

Existing Zoning:

Proposed Zoning:

Acres:

structure (garage) to be located outside District:

Metropolitan water and sewer exists; therefore, the proposed garage should not pose any health hazards.

0.198

Very truly yours,

IJF/mw

len J. Forrest, Directore BUREAU OF ENVIRONMENTAL SERVICE

BALTIMORE COUNTY OFFICE OF PLANKING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 28, 1980

Ms. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

> RE: Petition for Variance N/S of Bellona Avenue, 245' E of Clark Avenue - 8th Election District Gladys A. Owen - Petitioner NO. 80-204-A (Item No. 148)

Dear Ms. Owen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

baitimore county department of permits and licenses TOWSON MARYLAND 21204 (301) 494-3610 Ted Zaleski, Jr.

February 4, 1980

.r. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. .ammond:

DIRECTOR

Comments on Item # 1' Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: Gladys A. Cwen N/S Bellona Ave. 245' E Clark Ave. Location: Existing ZoningD.R. 5.5 Proposed ZoningVariance to permit an accessory structure (garage) to be

located outside the rear yard.

District: $8\,\mathrm{th}$

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition , State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

___Permits shall be required.

D. Building shall be upgraded to new une - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

X J. Comment: Set building 6'-0 from property line or the two walls adjacent to the interior lot line shall be one hour fireresistive construction. NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

> Charles E. Burnham, Chief Plans Review

CEB: rrj

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for an accessory structure

LOCATION: North side of Pellona Avenue, 245 feet East of Clark Avenue

DATE & TIME: Thursday, April 10, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, wil hold a public hearing:

> Petition for Variance to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Buildings in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Being the property of Gladys A. Owen, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 10, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 24, 1980

Mr. Williaa E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

KE: Item No: 144, 148, 149, 150 Property Owner: Location: Pr sent Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours! Charlick heliand Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

March 12, 1980

Office of Planning and Zoning Petition No. 30-204-A Item 143

Petition for Variance for an accessory structure North side of Bellona Avenue, 245 feet East of Clark Avenue Petitioner- Gladys A. Owen

Eighth District

HEARING: Thursday, April 10, 1980 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab

Ma. Gladys A. Owen Lutherville, Muryland 21093

NOTICE OF HEARING

DESCRIPTION OF VARIANCE

of Clark Lane. Known as Lot #1 as shown on Plat 3 Section 1

"Orchard Hills" Recorded in the land records of Baltimore

County in Plat Book 26, Foilo 19.

Also known as 1404 Bellona Avenue.

Located on the North side of Bellona Avenue, 245' feet East

RE: Petition for Variance - N/S Bellona Ave., 245' E of Clark Avenue Case No. 80-204-A

TDE:	2:30 A.M.
DATE:	Thursday, April 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY

358 LG 500

	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204
V 200 1 30	404-3353

William e Hammond Zoning Commissioner

March 26, 1980

Mrs. Gladys A. Owen 1404 Bellona Avenue Lutherville, Maryland 21093

RE: Petition for Variance N/S Bellona tve., 245' E of Clark Avenue Case No. 80-204-A

Dear Sir:

This is to advise you that ______ is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

WILLIAM E. HAMMOND Zoning Commissioner

Wen: sj

80-204-A

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

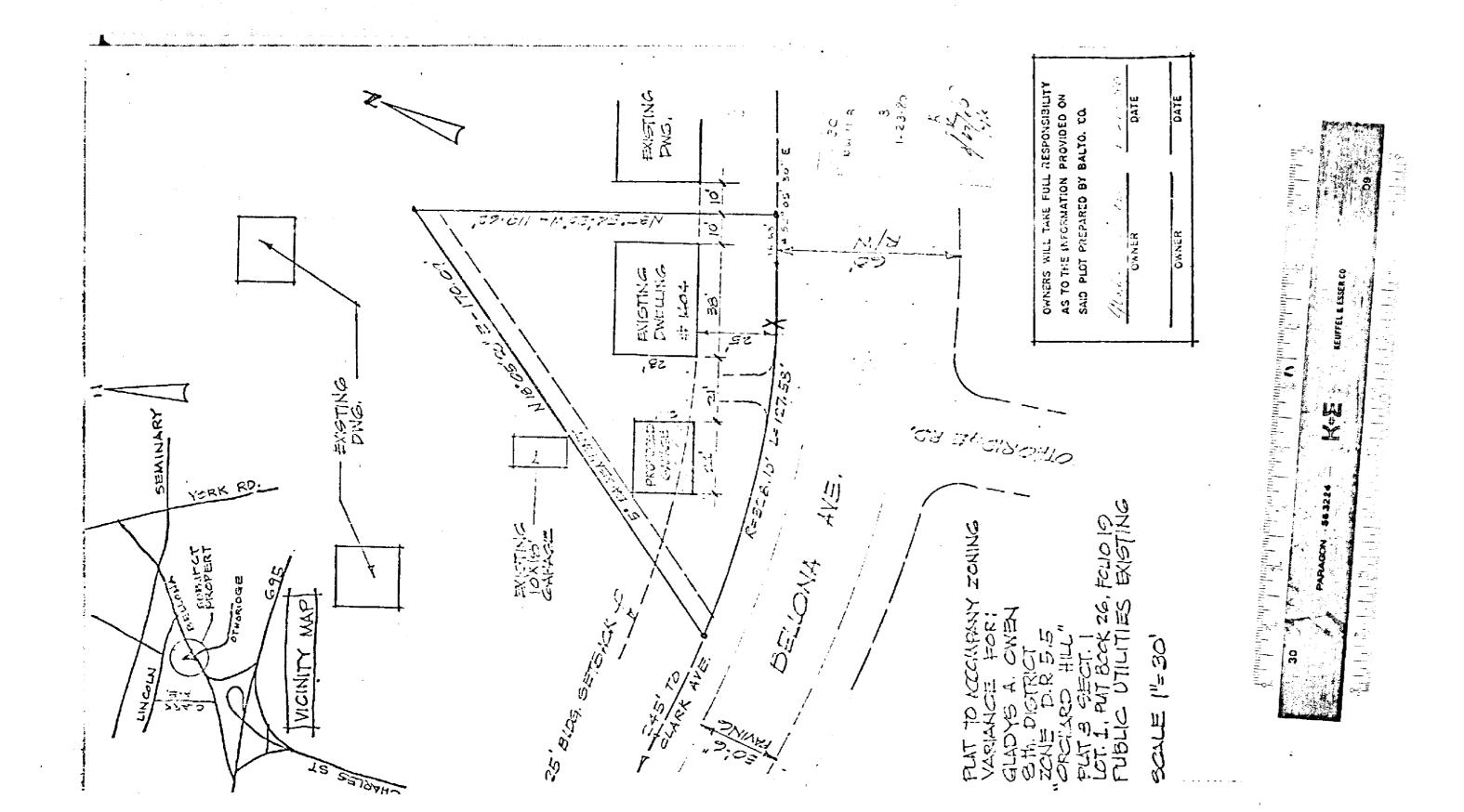
District Petition For	Date of Pos	sting NAIZCH 2,4,198
Posted for PETITION FOR Petitioner: GLADYS A: CA Location of property M/S BELLEN		
Location of Signs: ERONT 140	04 BekkenA Ave.	
Posted by Lecure Signature		Makch 28,7980
	1-SiGN	

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this _	16/1 day of, 19 .*
Filing Fee \$25.00	Received: Check
	Cash
·	Other
	Spatian E Sept
•	William E. Hammond, Zoning Commissione
Petitioner Class.	Submitted by Carl School
Petitioner's Attorney	Reviewed by Dilla litter

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. Item 148



PETITION FOR YARIANCE

Sta District

Zoning: Petition for Variance for an accessory structura

Location: North side

Bellona avenue, 245 feet east of

Clark avenue.
Date & Time: Thursday, April
10, 1980 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake avenue, Towson,

Maryland.

The Zoning Commissioner of Beltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit an accessory structure (garage) to be located in the side and front yard in lieu of the required rear yard.

required rear yard.

The Zoning Regulation to be excepted as follows:
Section 400.1 - accessory buildings in residence zones.

All that parcel of land in the Eighth District of Baltimore

County.

Located on the north side of Bellona avenue, 245 feet East of Clark iene. Known as Lot 1 as shown on Plat 3 Section 1 "Orchard Hills" recorded in the Land R. ords of Baltimore Countyin lat Book 26, folio 19.

Also known as 404 Bellona

Also known as .404 Bellona
avenue.

Being the property of Gladys
A. Owen, as shown on plat plan
filed with the Zoning
Department.
Hearing Date:
THURSDAY, APRIL 19, 1980
AT 9:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake avenue, Towson,
Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

Oge Essex Times Essex, Md., Md., Md. 19 M

<u>Jett.</u>	-) -U	()	anen
			
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CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
Sth DISTRICT

ZONING: Petition for Variance for ZONING: Petition for Variance for an accessory structure
LOCATION: North side of Bellona Avenue, 245 feet East of Clark Avenue
DATE & TIME: Thursday, April 10, 1990 at 9:30 A M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Collimore County, bearing:

Petition for Valaccessory structulocated in the sidilieu of the require The Zoning Reschon 400.1—Action Residence
All that parcel Eighth District of Located on the Ilona Avenue, 215'
Lane, Known as on Plat 3 Section Recorded in the latimore County in 119.

Also known as nue. Also known as 1404 Bellona Avenue.

Being the property of Gladys A Owen, as shown on plat plan file with the Zoning Department Hearing Date: Thursday, April 10 1960 at 9:30 A.M.

Public Hearing: Room 103, Count Office Building, 111 W. Chesapeak Avenue, Towson, Maryland.

By Order Of WILLIAM E. HAMMOND, Zoning Commissioner of Baitinger County Mar. 20.

Mar. 20.

t East of Clark Ave-	Towson, Md.,narch_20, 19_50
Thursday, April 10, M. 1NG: Room 106,	THIS IS TO CERTIFY, that the annexed advertisement was
Building, 111 W. venue, Towarn,	published in THE JEFFERSONIAN, a weekly new spaper printed
ommissioner of Bal- by authority of the od Regulations of	and published in Towson, bailimore County, Md., Onexchange
y, will hold a public ariance to permit an	ex one time xellocockercocker before the 10th
ture (garage) to be de and front yard in red rear yard. Legulation to be ex-	day of APT11 , 1980, the first publication
vs: Accessory Buildings a Zones	appropriate on the 20th day of March
cel of land in the of Baltimore County ie North side of Bel-	19_99
5' feet East of Clark as Lot #1 as shown on 1 "Orchard Hills" e land records of Bal- in Plat Book 28, folio	THE JEFFERSONIAN,
aa 1404 Bellona Ave-	Manager,
roperty of Gladys A yn on plat plan filed ng Department n: Thursday, April 10 M.	Cost of Advertisement, \$
ng: Room 103, County g. 111 W. Chesapeak on, Maryland,	y •

2801 95 AM 3	43.13 100
Advertising and Posting for	Case No. 80-201;-A
IVED Gladys A. Owen	#43.13
April 2, 1980 ACCOUNT_	01-662
TIMORE COUNTY, MARYLAND CE OF FINANCE REVENUE DIVISION CELLANEOUS CASH RECEIPT	No. 86378

68001940 10	25.00™
R: Filing Fee for Case No. 8	30-201 _{1-A}
Gladys A. Owen	
AMOUNT	\$25.00
TE March 10, 1980 ACCOUNT	01-662
ALTIMORE COUNTY, MARYLAND FICE OF FIN TE-REVENUE DIVISION ISCELLANEOUS CASH RECEIPT	No. 86330